

Meeting HOSTED by: Bruce Allen, Signature Management  
Type of meeting: HOA Monthly Board Meeting

Secretary: Trish Perna

Directors Present: Jane Garvey, John Kronz, Tracy Williams-Pender

Officers Present: Daria Tolentino – President, Ken Dunn – Vice President, Trish Perna – Secretary

Quorum Established  
Meeting began at 6:33 pm

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**Resident/Guest Appearance:**

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None.

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**Agenda Item: Previous Meeting Minutes**

Discussion:

The previous minutes were reviewed.

Conclusions:

The previous minutes were approved as amended.

- ✓ Moved approval.
  - ✓ Motion 2<sup>nd</sup>.
  - ✓ Approved.
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**Agenda Item: Treasurer Report**

Discussion:

The treasurer was not available to report.

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**Agenda Item: Covenant Violation Report**

Discussion:

To keep North Fort development clean, safe, and aesthetically pleasing it is important to monitor the properties within the neighborhood. The violation list was reviewed. Management provided updates on each violation and each topic was discussed regarding the next steps.

Conclusions:

Appropriate next actions pursuant to the covenants were authorized, including initiation of proceedings for imposing fines for ignored and/or repeated violations.

- ✓ Moved approval.
- ✓ Motion 2<sup>nd</sup>.

✓ Approved.

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**Agenda Item:** Pond Dam Project

**Discussion:**

An advisory from the State concerning mandated disaster plans by dam owners was addressed initially to a contiguous landowner.

**Conclusions:**

Upon receipt of the advisory by said resident, the Board moved quickly to notify the State of the correct ownership information and begin acquiring the necessary information to comply with the mandate. Identification of appropriate professional resources and data is in progress.

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***Ongoing Old Business***

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**Development Entrance Issues:** A Board member is in discussions regarding widening the development's entry pavement for an improved radius to help avoid tire ruts in the landscaping.

**Neighborhood Private Roads Paving:** Management has requested quotes from two companies for paving Macon Street and Alamo Road. A bid has been received; no action has been taken at this time.

**Damaged Fence on Buffalo Road:** The management company is facilitating with a resident's insurance company for repair of the fence on the south side of the development entry. The property owner's insurance company informed management that a check would be sent to cover the repair.

**Pond Shrub Maintenance:** The current landscapers will be removing the shrubbery along the pond dam when weather is appropriate. This matter is closed.

**Power Washing:** The fence along Buffalo Road on the roadside and the fence along the pond will be cleaned when weather stays above 40 degrees. There will be a mildew/mold inhibitor used during treatment.

**2025 Annual Meeting:** The management company has secured the venue, at Rainbow Lanes, for the annual meeting on January 11, 2025, at 10:00 am. Notifications have been mailed.

**Annual Meeting Items:** The annual meeting agenda items were finalized.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 7:25 pm.**